



County of Los Angeles  
**CHIEF ADMINISTRATIVE OFFICE**

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DAVID E. JANSSEN  
Chief Administrative Officer

April 30, 2004

To: Supervisor Don Knabe, Chair  
Supervisor Gloria Molina  
Supervisor Yvonne Brathwaite Burke  
Supervisor Zev Yaroslavsky  
Supervisor Michael D. Antonovich

From: David E. Janssen  
Chief Administrative Officer

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE BRATHWAITE BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

**PRELIMINARY REPORT – PROPOSED MERGER OF THE EXISTING SOUTH  
EL MONTE IMPROVEMENT DISTRICT REDEVELOPMENT PROJECTS - CITY OF  
SOUTH EL MONTE (FIRST DISTRICT)**

Consistent with Board policy and direction, we are advising your Board that the City of South El Monte has sent us the Preliminary Report for the proposed amendment to the Development Plans for the Rosemead Business Improvement Project Area No. 1 (Project No. 1), South El Monte Improvement District Project Area No. 2 (Project No. 2), and the South El Monte Improvement District Project Area No. 3 (Project No. 3). The Preliminary Report includes the following information:

- Map of Project Area (Attachment I)
- Physical and Economic Conditions of Blight (Attachment II)
- List of Planned Projects (Attachment III)
- Impact on County General Fund (Attachment IV)

The information on the project areas and the physical and economic conditions of blight (Attachment II) was extracted from the Agency's Preliminary Report. Consistent with procedures approved by your Board, this office conducts summary examinations of proposed project areas and reviews agency preliminary reports. Unless concerns are raised by this initial review, a more in-depth analysis is normally not conducted given resource limitations. Based on the summary examination of the Agency's findings, it is our conclusion that the project area generally reflects blighting conditions consistent with legal requirements.

Each Supervisor  
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The proposed amendment to the Development Plans will: merge the three existing project areas for administrative and financial flexibility (now referred to as "Merged Project Area"); provide authority for the Agency to issue tax allocation bonds in Project No. 3 (this authority was already provided for Project Areas Nos.1 and 2); and modify fiscal limitation language in Project No. 1. The amendment does not propose to add area or modify project cap limitations; therefore, it will not affect the County Taxing Agencies receipt of tax increment. Because the amendment imposes no fiscal impact on the County, a detailed fiscal analysis was not included in the Agency's Preliminary Report.

According to the 1988 Agreement for Project No. 1, prior written approval of the County is required for amendments. A resolution providing this approval is targeted for your Board's agenda of May 18, 2004. A public hearing on the proposed adoption of the amendment will take place on May 25, 2004. If you have any questions regarding this information, please call me, or your staff may call Robert Moran of my office at (213) 974-1130.

DEJ: LS  
MKZ:RM:nl

#### Attachments

c: Raymond G. Fortner, Chief Deputy County Counsel  
J. Tyler McCauley, Auditor-Controller



**PROJECT AREA DESCRIPTION**  
**PHYSICAL AND ECONOMIC CONDITIONS OF BLIGHT**  
(From Agency's Preliminary Report)

- **Physical Blighting Conditions:**

The following is a brief summary of the physical conditions in the Project Area:

- Structures in deterioration, and suffering from substandard design;
- Presence of discarded and abandoned appliances (refrigerators, HVAC units, etc.) and vehicles;
- Incompatible land uses as residents are dispersed throughout industrial areas; and
- Irregular shape and inadequate size of parcels.

- **Economic Conditions of Blight:**

The following is a brief summary of the economic conditions of blight that exist in the Project Area:

- Abandoned, boarded up businesses, and vacant lots;
- Possible hazardous substances in unmarked barrels and abandoned vehicles;
- Lack of commercial businesses normally found in neighborhoods (grocery stores, drug stores, banks);
- Abundance of adult-related businesses (liquor stores, bars, and pornography); and
- Residential overcrowding conditions.

## **LIST OF PLANNED PROJECTS**

The Agency does not propose to add or modify the list of projects contained in the original project plans for Project No. 1 (1988), Project No. 2 (1989), and Project No. 3 (1998). Rather, the merger and provision for long-term debt in Project No. 3 will allow sufficient tax increment to fund the projects originally proposed to eliminate blighting conditions in the project areas.

**IMPACT ON COUNTY GENERAL FUND**

The proposed merger will not affect any of the project time limits or financial caps on the receipt of tax increment. Therefore, there is no impact to the County General Fund.